



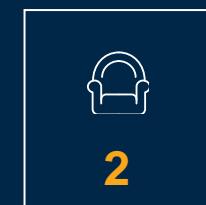
45 OXFORD STREET
NANTGARW
CARDIFF CF15 7ST

ASKING PRICE OF

£169,950



MID TERRACE PROPERTY



TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 943 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing. Access to roof space. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler.

BEDROOM ONE

12' 7" x 9' 10" (3.84m x 3.00m)

Enjoying views to the front, a good sized principal bedroom. Radiator.

BEDROOM TWO

11' 3" x 8' 7" (3.44m x 2.62m)

Overlooking the rear garden, a good sized second bedroom. Radiator.

BEDROOM THREE

9' 3" x 6' 9" (2.84m x 2.06m)

Aspect to front. Radiator.

OUTSIDE

REAR GARDEN

Low maintenance rear garden enjoying a good degree of privacy. Outside tap. Outside light. Rear gate to parking.

FRONT GARDEN

Paved pathway to front door. A mature garden of shrubs and plants. Low level stone wall to front

PARKING

Two car parking to the rear.

**** THREE BEDROOM MID TERRACE FAMILY HOME ** PARKING TO THE REAR ****
A well presented, bay fronted three bedroom mid terrace family home in the popular area of Nant Garw, close to local amenities and transport links. Entrance hall, bay fronted lounge, dining/sitting room with french doors to the rear garden, modern fitted kitchen. To the first floor are three bedrooms and a sizeable family bath and shower room. Gas central heating, double glazing. Enclosed rear garden and parking to the rear. EPC Rating: tbc

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed windows to upper part leading to the entrance hallway.

LOUNGE

13' 1" x 11' 7" (into bay) (4.00m x 3.54m)

A bay fronted reception. Radiator.

DINING/SITTING ROOM

17' 0" x 11' 8" (5.20m x 3.57m)

A good sized second reception with french doors to the rear garden. Staircase to first floor. Understairs recess. Radiator. Door to kitchen.

KITCHEN

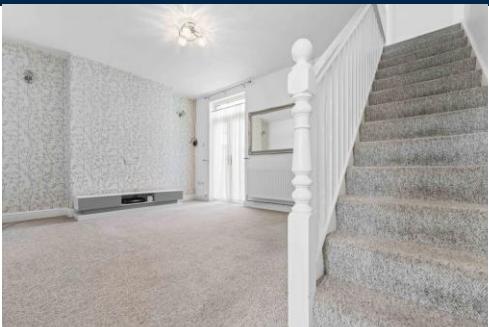
10' 9" x 9' 10" (3.30m x 3.00m)

Well appointed along four sides in grey high gloss fronts beneath stone style laminate worktop. Inset stainless steel sink with side drainer with a monoblock mixer tap. Inset five ring gas hob with double ovens below and cooker hood above. Plumbing for washing machine or dishwasher. Matching range of eye level wall cupboards. Windows to rear and side. Upvc double glazed door to rear garden. Tiled flooring. Recessed spotlights. Worktop breakfast bar. Radiator.



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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
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